

**Minutes of the Grinnell City Council Meeting
Monday, October 17, 2005**

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4th Avenue, Grinnell, Iowa, at 7:00 p.m., Monday, October 17, 2005. Mayor Canfield presided.

Roll Call: PRESENT: White, Elliott, Worley, Witt, Wilson, McNaul.
 ABSENT: None.

PERFECTING AND APPROVAL OF AGENDA:

Moved by WHITE, second by MCNAUL, to approve the Agenda and the Consent Agenda as presented. Roll Call Vote: Ayes: White, McNaul, Wilson, Elliott, Worley, Witt. Motion carried.

CONSENT AGENDA:

- A. Previous minutes as drafted from the Monday, October 3, 2005 Regular Session.
- B. Approval of the Class LE Liquor License Renewal for McNally's Super Valu, 1021 Main Street.
- C. Approval of the Class C Liquor License Application for Jimbo's Pizza and Pub, 926 ½ Main Street.
- D. Approval of the request from St. Francis Manor, Inc. to park on Penrose Street between 3rd and 4th Avenues on Sunday, October 31, 2005 from 1:00 – 4:00 pm for a Seeland Park Open House.

COMMUNICATIONS/COMMITTEE MINUTES:

- A. Finance Committee: October 3, 2005
- B. Planning Committee: October 3 and 10, 2005
- C. Public Works and Grounds Committee: October 3, 2005
- D. Renaissance Board: September 27, 2005
- E. Grinnell Tourism: September 28, 2005
- F. Park Board: August 17, 2005
- F. Thank You: Jolyn Domico.

COMMITTEE BUSINESS:

- A. Report from the Finance Committee.
 - o Review of the proposal from Poweshiek County in regard to the driver's license station.

The committee met with the Poweshiek County Treasurer in regard to the re-opening of a driver's license office in Grinnell. Taylor will discuss with the Board of Supervisors equally sharing the monthly cost of the T-1 line. The office is proposed to be open one day a week in Grinnell with an additional day for drive tests as needed, by appointment. Taylor has already proposed a budget amendment of \$39,000.00 for the current fiscal year operation. She informed the committee the day service is offered in Grinnell, it will not be available in court house in Montezuma. White expects within a month a formal agreement will be proposed. Elliott recognized the city will be making a significant contribution through the use of the office space and equipment and the original proposal made by Taylor did not include offering the service drive testing. She pointed out the

county authorized a budget expenditure of \$200,000.00 to locate the office in Grinnell and since the actual cost will be much less, there should be funding remaining to cover 50% of the cost of the T-1 line.

- Review of the Nowasell TIF Agreement.

White reviewed the difference between green space property development and lot rehabilitation.

Moved by WHITE, second by ELLIOTT to establish the base value of the Nowasell project as the taxable value of the land in 2003. Roll Call Vote: Ayes: White, Elliott, Worley, Witt, McNaul, Wilson. Motion carried.

- Update in regard to the Teamster Union negotiations.

White informed the council that the current contract will expire on June 30, 2006. Negotiations will begin soon.

- Discussion in regard to the Peoplerides rate increase public input sessions.

Peoplerides has proposed a rate increase due to the increase in the cost of fuel. The committee is hoping as prices come down, this item may resolve itself. Further research is being conducted on this item.

- Review of the contract submitted in regard to the CDBG housing rehabilitation program for 917 Penrose Street.

Moved by WHITE, second by ELLIOTT, to approve and adopt Resolution No. 2874: "A RESOLUTION TO APPROVE THE CITY OF GRINNELL COMMUNITY DEVELOPMENT BLOCK GRANT OWNER OCCUPIED HOUSING REHABILITATION CONTRACT FOR 612 HIGH STREET, GRINNELL, IOWA." Roll Call Vote: Ayes: White, Elliott, Wilson, McNaul, Worley, Witt. Motion carried.

- Discussion in regard to the 2006 health insurance renewal.

White stated the implementation meetings have been completed for the change in coverage. This change will result in a savings of nearly \$200,000.00 while still providing the same benefits.

Moved by WHITE, second by ELLIOTT, to proceed with United Health Care as the city's medical insurance provider effective December 1, 2005. Roll Call Vote: Ayes: White, Elliott, Wilson, Worley, Witt, McNaul.

- Review of the requests for assistance from the Campbell Fund.

The requests were approved as presented.

B. Report from the Planning Committee.

- Update in regard to the Lang Creek Crossing project.

This item was tabled to the next regular session of the Planning Committee.

- Discussion in regard to amending the Urban Renewal Plan to include the Renaud Subdivision.

Worley reviewed the proposal to amend the Urban Renewal Plan. He explained by making this addition, TIF revenues will be available to the city. The Wal-Mart agreement expressly states they will not request funding from the city nor will the city provide any funding.

The committee directed staff to prepare a draft amendment for review by the Planning and Zoning Commission for their recommendation and further review by the Planning Committee.

- Discussion in regard to the Highway 146 South Task Force.

The task force continues to work through various issues on the Highway 146 South corridor. Worley reviewed the current sign ordinance and its intent addresses city streets and does not address the varying lay of the land near the interstate. The ordinance proposed establishes an elevation that the top of a sign may not exceed (1,044 feet in elevation.) This allows the sign to be visible from the interstate.

Moved by WORLEY, second by MCNAUL, to introduce and conduct the first reading of Ordinance No. 1259: "AN ORDINANCE AMENDING THE "MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY ADDING PROVISIONS PERTAINING TO CHAPTER 4, SECTION 4-27 (Highway 146 South Corridor/I-80 Interstate Interchange.)"

Elliott questioned if the proposed elevation will affect the airport and glide paths. Worley stated he does not believe so; however the ordinance also states the signs must be in compliance with FAA guidelines in addition to the city's elevation requirement. Elliott did not feel she could support the ordinance because a higher maximum is being created and additional variances will be requested.

Roll Call Vote: Ayes: Worley, McNaul, Wilson, Witt, White. Nays: Elliott Motion carried.

- Discussion in regard to the proposed voluntary annexations for Highway 146 South.

The voluntary annexations are progressing and the committee will report on this item again at a later date.

- Discussion in regard to zoning protection for the waste water treatment plant/compost site and airport.

City and county staff continue to work together for the development of a zoning protection plan. This item will be reported on when more information is available.

Worley commented in regard to a recommendation that will be proposed by the Task Force to eliminate an impact of building heights to the potential construction of a cross. The recommendation takes into account the FAA requirements in the event a cross

wind runway is constructed at the airport. The task force is planning in advance to insure in the event a runway is constructed, current development will not conflict.

- Update in regard to the E-Governance Evaluation Project with Iowa State University.

City staff is working with Iowa State University to determine the effectiveness of the city's web site. Twelve communities are participating in the study and it is of no cost to the city. This study will provide valuable information about the utilization of the web site.

- C. Report from the Public Works and Grounds Committee.
 - Approval of the Application to Perform Work Within State Highway Right-of-Way submitted by Bolton and Menk Engineering on behalf of Wal-Mart for the creation of a temporary entrance.

Moved by ELLIOTT, second by MCNAUL to approve the Application to Perform Work Within State Highway Right-of-Way submitted by Bolton and Menk Engineering on behalf of Wal-Mart for the creation of a temporary entrance. Roll Call Vote: Ayes: Elliott, McNaul, Witt, Worley, Wilson, White. Motion carried.

- Approval of Pay Request No. 9 in regard to the Central Business District.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. Resolution No. 2875: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 9 IN THE AMOUNT OF \$299,246.74 TO MANATT'S INC. OF BROOKLYN, IOWA FOR WORK COMPLETED ON THE CENTRAL BUSINESS DISTRICT CONSTRUCTION PHASE 1." Roll Call Vote: Ayes: Elliott, McNaul, White, Wilson, Worley, Witt. Motion carried.

- Approval of Change Order No. 1 in regard to the 8-Stall Nested T-Hanger.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2876: "A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 WITH LOWRY CONSTRUCTION OF GRINNELL, IOWA DECREASING THE CONTRACT AMOUNT \$1,750.00 FOR THE 8-STALL NESTED T-HANGER." Roll Call Vote: Ayes: Elliott, McNaul, Witt, Wilson, White, Worley. Motion carried.

- Approval of an easement for the construction of a bike trail at the Grinnell-Newburg High School.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2877: "A RESOLUTION AUTHORIZING MAYOR TO SIGN THE EASEMENT AGREEMENT FOR THE CONSTRUCTION OF A BIKE TRAIL AT THE GRINNELL – NEWBURG HIGH SCHOOL." Roll Call Vote: Ayes: Elliott, McNaul, Worley, White, Witt, Wilson. Motion carried.

- Review of the request submitted by the Grinnell Veterinary Clinic in regard to sewer service.

Elliott provided the update for the extension of sanitary sewer from the east side of Highway 146 to the west side. The veterinary clinic has planned an expansion to their business and would like to connect to city service. The construction of the main

extension has been in planning for quite some time; however the clinic's project has accelerated the schedule. The cost will be approximately \$85,000.00 and required ordinances, plans and specifications are being drafted.

- Discussion in regard to the placement of antennas on the water tower by the Grinnell Police Department.

Police Chief Matherly reviewed his budgeted capital expenditure for the purchase of equipment to allow the officers to work on laptops from their cars. The equipment will operate with a wireless connection. Officers will be able to complete reports from their cars as well as run license plates. The department would like to locate the antenna for the service on the water tower so it will be located in the center of town. The equipment is very light weight and will not interfere with the regular maintenance of the tower. The installation of this equipment will be used solely by the Grinnell Police Department.

Moved by ELLIOTT, second by WITT, to authorize the installation of equipment on the water tower for the use of the Grinnell Police Department. Roll Call Vote: Ayes: Elliott, Witt, White, Worley, McNaul, Wilson. Motion carried.

- Update in regard to the Commercial Solid Waste Program.

Staff presented a preliminary report in regard to the implementation of the Commercial Solid Waste Program. This item will be reviewed at the next regular session of the Public Works and Grounds Committee.

- Update in regard to ongoing airport projects.

Projects continue to progress and the t-hanger is nearly complete with all stalls rented at this time. The installation of the AWOS will be completed shortly and the fence construction will start within the next few weeks. The SPFM project will be able to be completed under the public bid threshold.

- Discussion in regard to water run off and street grading on South Park Street.

Hobo Run Creek has implications for the long term health of Arbor Lake. Erosion and the speed of the water run off due to the development of the area have become a problem. The committee will report on this item again in the future as more research is completed. The IDNR is interested in improvement of the area and their involvement should produce good improvement suggestions.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Deer Fence Resolution: Roll Call Vote: Ayes: Elliott, McNaul, Witt, Wilson, Worley, White. Motion carried.

Wilson questioned if the reduction in the bid price will allow for more fence installation or if it will simply bring the project in line with the budget. Elliott stated this will make the project compliant with the budget.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2878: "A RESOLUTION ESTABLISHING A TEMPORARY AMNESTY PERIOD FOR USE OF THE COMPOST/BRUSH SITE LOCATED IN GRINNELL, IOWA." Roll Call vote: Ayes: Elliott, McNaul, Wilson, White, Witt, Worley. Motion carried.

D. Mayor's Committee Appointment Recommendations:

There were no appointments at this time.

NEW BUSINESS: None.

INQUIRIES: None.

REPORT FROM THE CITY MANAGER:

Behrens admitted the task force made the proper decision by not accepting his original recommendation for completion of only two blocks per year in the Central Business District. The merchants on the task force felt the city should proceed with the completion of four blocks. They were concerned about funding being available in future years for completion, and they were worried about delays. Behrens stated the project remains on schedule and will be completed by Thanksgiving.

He stated that the intersection of Main and 5th Avenue will open within a few days. Broad Street should be paved within two weeks. A week of underground work will be completed on 5th Avenue prior to its paving. Discussion will take place in regard to how much concrete will be removed at one time on 5th Avenue. Input will be gathered from the businesses located on 5th Avenue. The bump-outs at Poweshiek Abstract and the movie theatre have been completed.

ADJOURN:

Moved by ELLIOTT, second by WITT, to adjourn this regular session of the Grinnell City Council at 8:31 pm. Vote: (4) ayes, motion carried.

ATTEST:

Gordon Canfield, Mayor

Cassandra R. Hage, City Clerk